004.0	0005	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,025,100	/	1,025,100
USE VALUE:	1,025,100	/	1,025,100
ASSESSED:	1,025,100	/	1,025,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118	-120	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROOF KATHERINE O
Owner 2:	BUTLER ERIC E
Owner 3:	
Street 1:	118-120 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROOF CHRISTOPHER J & KATHERINE -
Owner 2:	-
Street 1:	465 CONCORD AVE
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,459 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3945 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5459.000	556,100	2,000	467,000	1,025,100
Total Card	0.125	556,100	2,000	467,000	1,025,100
Total Parcel	0.125	556,100	2,000	467,000	1,025,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.85 | /Parcel: 259.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4266
GIS Ref:
GIS Ref:
Insp Date: 07/18/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	556,200	2000	5,459.	467,000	1,025,200	1,025,200	Year End Roll	12/18/2019
2019	104	FV	421,300	2100	5,459.	496,200	919,600	919,600	Year End Roll	1/3/2019
2018	104	FV	421,300	2100	5,459.	361,900	785,300	785,300	Year End Roll	12/20/2017
2017	104	FV	394,400	2100	5,459.	315,200	711,700	711,700	Year End Roll	1/3/2017
2016	104	FV	363,500	2100	5,459.	268,500	634,100	634,100	Year End	1/4/2016
2015	104	FV	297,100	2200	5,459.	262,700	562,000	562,000	Year End Roll	12/11/2014
2014	104	FV	297,100	2200	5,459.	216,000	515,300	515,300	Year End Roll	12/16/2013
2013	104	FV	309,500	2200	5,459.	205,500	517,200	517,200		12/13/2012

!455!

PRINT

Date	Time
12/10/20	16:14:58

LAST REV

Date	Time
06/05/19	15:00:21

danam

USER DEFINED

Prior Id # 1:	4266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 455

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROOF CHRISTOPHE	69005-475		3/15/2017	Convenience	1	No	No		
CARDOZA LOUIS A	64400-449		10/22/2014		720,000	No	No		
CRUZ LIONEL/TRU	35456-171		5/13/2002	Family	1	No	No		D.O.D. LEONEL ALBERTO DE CRUZ 6/29/2013.
DACRUZ LIONEL &	21883-189		8/22/2000	Family	1	No	No	4	
DA CRUZ LIONEL-	21883-189		9/24/1961		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	10	Solar Pa	16,000	C				
3/2/2016	212	Heat App	8,000					HVAC
11/4/2015	1709	Dormers	120,000					
1/2/2015	1	Renovate	18,000					Renovate kitchen a
7/5/1996	299	Addition	5,000					ADD 22X8

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2016	Measured	DGM	D Mann
7/18/2016	Left Notice	DGM	D Mann
7/18/2016	Permit Visit	DGM	D Mann
5/19/2015	Permit Insp	PC	PHIL C
4/21/2009	Meas/Inspect	163	PATRIOT
3/24/2000	Inspected	270	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5459		Sq. Ft.	Site		0	80.	1.07	1									467,015						467,000	

Total AC/HA:	0.12532	Total SF/SM:	5459	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	

Total: 467,015 | Spl Credit | Total: 467,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94025564
Const Adj.:	0.97029907
Adj $ / SQ:	155.096
Other Features:	125000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	755603
Depreciation:	199479
Depreciated Total:	556124

COMMENTS

1/2 BATH IN BMT OF=SINK IN BMT; RECHK FFL COND FY2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

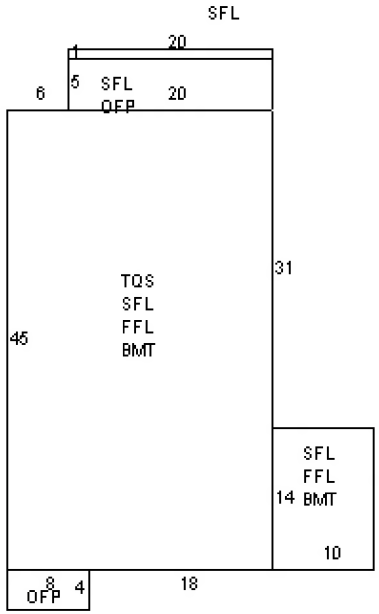
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.10
Special Features:	0	Val/Su Net:	109.90
Final Total:	556100	Val/Su SzAd	153.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,430	155.100	221,787
BMT	Basement	1,310	50.250	65,829
FFL	First Floor	1,310	155.100	203,176
TQS	3/4 Story	878	155.100	136,097
OFP	Open Porch	132	28.140	3,714
	Net Sketched Area:	5,060	Total:	630,603
Size Ad	3617.5	Gross Are	5352	FinArea 3945

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	11x16	F	AV	2004	13.14	T	12	104			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000